

Criteria for Transfer of Development Rights

Policy 10.1

Transfer of development rights (TDRs) may be obtained through the Conditional Use Permit process to direct residential development to areas which are deemed suitable for growth with the intent of furthering County goals related to preservation of the physical (including historic) and/or natural environment. TDR's may be transferred: (1) to an approved offsite location which is designated a receiving district; or (2) internally within a project from an approved sending district. In either circumstance, the utilization of TDRs must adhere to the following minimum criteria:

Criteria:

- A. TDRs may be utilized in a project via Planned Unit Development (PUD) or binding development restrictions.
- B. The density of a project receiving TDRs shall not exceed 150% of the density permitted in the designated land use category. The maximum allowable density of a development shall take into consideration all other requirements of the Comprehensive Plan.
- C. The density assigned to a wetland area on the Future Land Use Map series may be transferred to an upland area within the same project. The transfer shall be subject to the provisions contained in Criterion B above.
- D. Compatibility with surrounding development patterns within receiving areas shall be ensured.
- E. TDRs may be considered due to environmental considerations; for the protection of historic resources; to encourage urban infill development; to provide additional open space; and to encourage development within specified area(s).
- F. Applications for projects proposing to utilize TDRs shall include an analysis of the impacts that the increased density will have on public facilities and infrastructure as well as the school system.
- G. The Coastal High Hazard Area is considered a sending district for TDRs, but cannot be a receiving district, except for intra-area transfers.

Receiving Districts for Transfer of Development Rights

Policy 10.2

The following land use designations may be considered receiving districts for Transfer of Development Rights:

- Residential 30
- Residential 15
- Residential 10
- Residential 6

- Residential 4
- Neighborhood Commercial
- Community Commercial

Sending Districts for Transfer of Development Rights

Policy 10.3

The following land use designations may be considered as sending districts for Transfer of Development Rights:

- Agricultural
- Conservation
- Coastal High Hazard Areas